

Issue 1 – Maximum Height

Proposed increase to the overall height limit on the Height Overlay Map by 1 metre for residential zones from 9 metres to 10 metres, 10 metres to 11 metres, 11 metres to 12 metres and 12 metres to 13 metres in respective areas formerly regulated by by-law 438-86.

Issue 2 – Maximum Main Wall Height

The current regulation 10.20.40.10 (2) for the RD zone is one example. There are similar regulations 10.10.40.10 (2) in the R zone, 10.40.40.10 (2) in the RS zone and 10.80.40.10 (2) in the RM zone. Amendments are proposed to be made for regulations 10.10.40.10 (2), 10.20.40.10 (2), 10.40.40.10 (2) and 10.80.40.10 (2).

The RD zone example of the current regulation 10.20.40.10 (2) is:

(2) Maximum Height of Specified Pairs of Main Walls

In the RD zone, the permitted maximum height of the exterior portion of **main walls** for a **detached house** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1), for either (A) or (B) below:

(A) for no less than 60% of the total width of:

- (i) all front **main walls**; and
- (ii) all rear **main walls**; or

(B) all side main walls:

- (i) for no less than 60% of the total width of the side **main walls** facing a **side lot line** that abuts a **street**; and
- (ii) for no less than 100% of the total width of the side **main walls** that do not face a **side lot line** that abuts a **street**.

The proposed revision to the RD zone example regulation 10.20.40.10 (2) is:

(2) Maximum Height of Specified Pairs of Main Walls

In the RD zone, the permitted maximum height of the exterior portion of **main walls** for a **detached house** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1), for either (A) or (B) below:

(A) all side **main walls**, for at least 70% of the total width of each side **main wall**;
or

(B) all front **main walls** and all rear **main walls**, for at least:

(i) 60% of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 12.0 metres or more;

(ii) 50% of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** greater than 7.5 metres and less than 12.0 metres; and

(iii) 40% of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 7.5 metres or less.

Issue 3 – Flat Roof Houses

The current regulation 10.20.40.10(4) is:

(4) Restrictions for a Detached House with a Flat or Shallow Roof

If a **detached house** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area:

(A) despite regulation 10.20.40.10 (1), the permitted maximum height of the **building** is 7.2 metres;

(B) regulation 10.20.40.10(2) does not apply; and

(C) despite regulation 10.20.40.10(3), the **building** may have no more than two **storeys**.

The proposed revision to regulation 10.20.40.10(4) is:

(4) Maximum Height of Main Walls of a Detached House with a Flat or Shallow Roof

Subject to regulation 10.20.40.10(1), if a **detached house** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50% of the total horizontal roof area, despite regulation 10.20.40.10(2), the permitted maximum height of all **main walls**, is the higher of 7.2 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1).

Issue 4 – Width of Dormers

The current regulation 10.20.40.10(7) in the RD zone is one example. There are similar regulations 10.10.40.10(5) in the R zone, 10.40.40.10(5) in the RS zone and 10.80.40.10(5) in the RM zone. Amendments are proposed to be made for regulations 10.10.40.10(5), 10.20.40.10(7), 10.40.40.10(5) and 10.80.40.10(5).

The RD zone example of the current regulation 10.20.40.10(7) is:

(7) Width of Dormers in a Roof Above a Second Storey or Higher

In the RD zone, on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 40% of the total width of the **building's main walls** on the same front, rear or side as the dormers, measured at the level of the uppermost storey **below** the roof.

The proposed revision to the RD zone example regulation 10.20.40.10(7) is:

(7) Width of Dormers in a Roof Above a Second Storey or Higher

In the RD zone, on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if:

(A) the face of the dormer is in a roof directly above a part of a **main wall** that does not exceed the permitted maximum **main wall** height; and

(B) the total width of the faces of dormers in the roof described in (A) above is no greater than 40% of the width of the parts of the **main walls** that do not exceed the permitted maximum **main wall** height, measured at the level of the uppermost **storey** below the roof.

Issue 5 – Height of the First Floor and Definitions of Basement & First Floor

The current definitions in Chapter 800 of By-law 569-2013 are:

Basement means the portion of a **building** between the **first floor** and any floor below the level of the **first floor**.

First Floor means the floor of the **building**, other than an area used for a **parking space**, that is closest in elevation to the elevation of **established grade**.

The proposed revised definitions are:

Basement means any part of a **building** where the elevation of the midpoint between the floor and the bottom of the ceiling joists directly above it is lower than the elevation of:

(A) **established grade** in the Residential Zone category and the Residential Apartment Zone category; and

(B) in all other zone categories, the average elevation of the ground along the **front lot line**.

First Floor means the floor of any part of a **building**, other than an area used for parking, that is:

(A) directly above a **basement**; and

(B) if there is no **basement**, closest to the elevation of:

(i) **established grade** in the Residential Zone category and the Residential Apartment Zone category; and

(ii) in all other zone categories, the average elevation of the ground along the **front lot line**.

Issue 6 – Location of the Required Parking Space

No changes proposed